

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
APRIL 16, 2019 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Savvy Kids Learning Center Revised Short-Form POD, located at 6813 West 32nd Street and 3200 South Bryant Street. (Z-5745-C)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The owners of Savvy Kids Learning Center, located at 3200 South Bryant Street, are proposing to expand the Day Care Center onto the adjacent property located at 6813 West 32nd Street.</p> <p>None.</p> <p>Staff recommends approval of the requested Revised POD. The Planning Commission voted 10 ayes, 0 nays and 1 absent to recommend approval of the request.</p> <p>The request is POD, Planned Office Development, zoning for the property at 6813 West 32nd Street to allow for the expansion of the Savvy Kids Learning Center located adjacent to the east at 3200 South Bryant Street.</p> <p>The applicant submitted responses to the issues raised at Subdivision Committee, and the hours of operation will be from 7:00 AM – 5:30 PM, Monday through Friday. Two (2) existing playgrounds onsite at the existing location will be used, and no new playground is proposed for his site.</p>	

**BACKGROUND
CONTINUED**

A sidewalk/breezeway will be constructed between the two (2) buildings, and the existing fencing will remain for now. At some point in the future, the chain link fencing will be replaced with wood; however, any fencing will comply with the typical residential standard. There is existing signage at the 3200 South Bryant Street property and no additional signage or site lighting is proposed. The site has existing dusk to dawn lighting, carport lighting and front porch light. No dumpster is proposed and trash bins are picked up on location. This new addition will have three (3) employees working at a time. Savvy Kids currently has an enrollment of sixty (60) children ages six (6) weeks to five (5) years. This addition will accommodate twenty-five (25) – twenty-eight (28) infants and toddlers. No new parking is proposed, as the existing parking at the 3200 South Bryant Street site and the church across the intersection will continue to be used.

The Planning Commission reviewed this item at its March 14, 2019, meeting, and there were no objectors present. Notice had been sent to all owners of properties located within 200 feet of the site and the Broadmoor and University West Neighborhood Associations. Please see the Planning Commission agenda write-up and minutes for the full Staff Analysis.